058.0	0008	0013.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	998,600 / 998,600
					USE VALUE:	998,600 / 998,600
					ASSESSED:	998,600 / 998,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		FRAZER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGRAM TRACY
Owner 2:	ROMANO PAUL A
Owner 3:	
Street 1:	26 FRAZER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGRAM TRACY -
Owner 2:	-
Street 1:	26 FRAZER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,323 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2520 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7323.000	550,800		447,800	998,600
Total Card	0.168	550,800		447,800	998,600
Total Parcel	0.168	550,800		447,800	998,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.27 | /Parcel: 396.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38845
GIS Ref
GIS Ref
Insp Date 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	550,500	0	7,323.	447,800	998,300	998,300	Year End Roll	12/18/2019
2019	101	FV	414,100	0	7,323.	447,800	861,900	861,900	Year End Roll	1/3/2019
2018	101	FV	414,100	0	7,323.	300,700	714,800	714,800	Year End Roll	12/20/2017
2017	101	FV	414,100	0	7,323.	287,900	702,000	702,000	Year End Roll	1/3/2017
2016	101	FV	414,100	0	7,323.	262,300	676,400	676,400	Year End	1/4/2016
2015	101	FV	396,500	0	7,323.	211,100	607,600	607,600	Year End Roll	12/11/2014
2014	101	FV	396,500	0	7,323.	188,700	585,200	585,200	Year End Roll	12/16/2013
2013	101	FV	396,500	0	7,323.	179,100	575,600	575,600		12/13/2012

!5002!

PRINT

Date	Time
12/10/20	19:57:26

LAST REV

Date	Time
04/16/19	14:23:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGRAM TRACY	46472-242		11/15/2005	Family	1	No	No		
MAGRAM KATHLYN	34861-685		2/1/2002	Family	192,000	No	No		
LEUNG FONG S	30400-483		7/8/1999		192,000	No	No		
	19761-475		4/1/1989		160,200	No	No		Y

USER DEFINED

Prior Id # 1:	38845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2012	1576	Manual	2,032	C				
4/24/2005	316	Addition	190,000			G6	GR FY06	
3/30/2005	200	Foundati	20,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
5/18/2009	Measured	372	PATRIOT
10/19/2005	Fieldrev-Chg	BR	B Rossignol
11/3/2000	Hearing Chag	189	PATRIOT
5/3/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7323		Sq. Ft.	Site		0	70.	0.87	11									447,785						447,800	

Total AC/HA: 0.16811 | Total SF/SM: 7323 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,785 | Spl Credit | Total: 447,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06666660
Const Adj.:	1.04989493
Adj $ / SQ:	139.986
Other Features:	66884
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577347
Depreciation:	26558
Depreciated Total:	550789

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

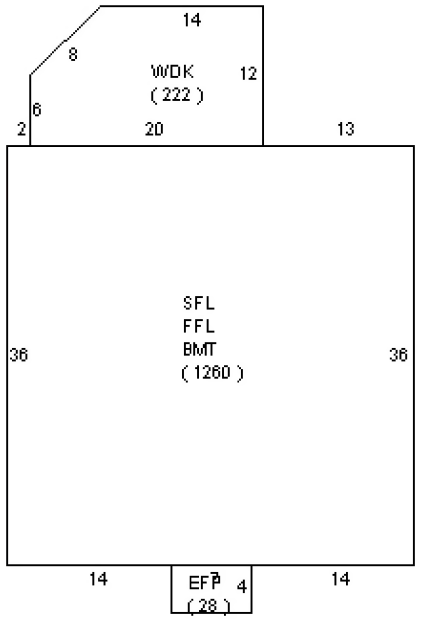
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.38
Special Features:	0	Val/Su Net:	136.67
Final Total:	550800	Val/Su SzAd	218.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	42.000	52,915
FFL	First Floor	1,260	139.990	176,382
SFL	Second Floor	1,260	139.990	176,382
WDK	Deck	222	11.030	2,448
EFP	Enclos Porch	28	76.220	2,134

Net Sketched Area:	4,030			Total:	410,261
Size Ad	2520	Gross Are	4030	FinArea	2520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

058.0-0008-0013.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	